

pocock & shaw

Residential sales, lettings & management



5 Lester Piggott Way,
Newmarket,
Suffolk ,CB8 0BJ

A pleasantly situated and particularly spacious 2nd floor 1 bedroom apartment with a small garden.
Great 1st time buy or investment.

Guide Price: £145,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of a gas fired radiator heating system in detail the accommodation include:-

Communal Entrance Hall

With entry phone system, door to the gardens to the rear. Staircase to the second floor.

Second Floor

Hall

With four built in cupboards, one housing the gas combination boiler and plumbing for a washing machine.

Sitting Room 4.76m (15'7") x 3.20m (10'6")) max

With a window to the front, wood laminate flooring, serving hatch, radiator and door to:

Balcony

Kitchen 3.08m (10'1") x 2.47m (8'1") max
Fitted with a range of cupboards and drawers,

stainless steel sink unit, space for a cooker and fridge, radiator, Velux window to rear.

Double Bedroom 4.26m (14') x 2.71m (8'11")
With a window to the front and radiator.

Bathroom

Fitted with three piece suite comprising of a bath with independent electric shower over, pedestal wash hand basin and low-level WC, velux window to rear.

Outside

The property has a small rear garden laid to lawn. Parking is available in the communal parking area to the side.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

The property is leasehold. The property is held on the residue of a long lease granted in 1989 with 90 years unexpired. The current service charge is £250 for the current year. The ground rent is £10 per annum.

Council Tax Band: A Forest Heath District Council

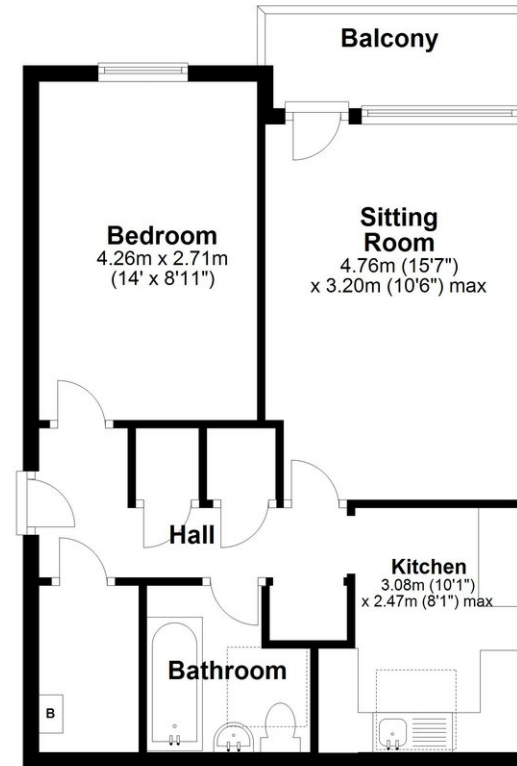
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





Second Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 49.1 sq. metres (529.0 sq. feet)

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An independent firm with five local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested